

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2005**

**- CALL TO ORDER**

**MINUTES:**

PRESENT: COUNCILMAN WOLFSON and COUNCILWOMAN TARKANIAN

Also Present: DEPUTY CITY ATTORNEY TERESITA PONTICELLO, DEPUTY CITY ATTORNEY STEVE HOUCHENS, ACTING REAL ESTATE MANAGER ROBIN YOAKUM, and DEPUTY CITY CLERK YDOLEENA YTURRALDE

**- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW**

**MINUTES:**

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:00)

1-1

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2005**

---

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Discussion and possible action regarding an extension to the term of the Exclusive Negotiating Agreement between the City of Las Vegas, the Las Vegas Redevelopment Agency, and Alpha Omega Strategies, Inc., for certain properties located at and around 1501 North Decatur, APNs 138-25-503-006, 138-25-515-000, and 138-25-516-000 - Ward 1 (Tarkanian)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The Redevelopment Agency staff is in an Exclusive Negotiating Agreement (ENA) with Alpha Omega Strategies, Inc. that outlines the duties and responsibilities of all parties during the negotiation leading to a Purchase and Sales Agreement. The original ENA allowed 90 days to bring a Purchase and Sales Agreement for City Council and Redevelopment Agency Board approval. Due to difficulty obtaining the appraisal, staff requests an additional 90 days.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. First Amendment to the Exclusive Negotiating Agreement
3. Exclusive Negotiating Agreement (ENA), including Disclosure of Principals
4. Location Map

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

SCOTT ADAMS, Director of Business Development, stated the item addresses the former Wonderworld property at 1501 Decatur. In February, the Council and the Redevelopment Agency entered into a third party agreement with Alpha Omega Strategies Inc. based on an offer for redevelopment of the site. Because the site has just received an appraisal, MR. ADAMS is requesting an extension of time to negotiate the terms of the agreement. All parties are in agreement and he recommended approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.  
(3:00 - 3:01)

**REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2005**

**MINUTES - Continued:**

1-8

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2005**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Approval of a Land Lease Agreement between the City of Las Vegas and Southwestco Wireless, LP, doing business as Verizon Wireless, by Southwestco Wireless, Inc., for a wireless communications system located on approximately 630 square feet of property located at 7151 Oso Blanca Road, commonly known as Mountain Ridge Park (\$386,880 revenue for duration of contract) - Ward 6 (Mack)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

On 9/3/03, Council approved staff entering into negotiations with multiple cellular companies for future cell tower land leases. This contract is for 630 square feet and will construct an antenna atop of an existing light pole and foundation, equipment shelter and security fencing. Verizon Wireless shall pay the City a one-time administrative fee of \$1,000, \$8,000 for construction costs and the yearly rent will start at \$14,400. The initial term is for five years with three five-year options.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Land Lease Agreement

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 2 be forwarded to the Full Council with NO recommendation. COUNCILMAN WOLFSON concurred.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

ROBIN YOAKUM, Real Estate Division, confirmed that this agreement is with Southwestco Wireless Inc. to replace an array at the top of an existing light pole in the park. This is for cellular service, and she recommended approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:01 - 3:02)

1-58

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2005**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Approval of an Agreement for the Purchase and Sale of Real Property whereby the City of Las Vegas (City) sells approximately 0.86 acres located at the southeast corner of Lone Mountain Road and Balsam Street known as APN 138-03-510-003 to RS Consulting (RS) (\$260,000 revenue plus closing costs - General Fund) - Ward 6 (Mack)

**Fiscal Impact:**

<input checked="" type="checkbox"/> <b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/> <b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/> <b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

On 3/2/05 City Council approved entering into negotiations with RS for this Purchase and Sale of Real Property. City purchased the APN 138-03-510-003 in December 1996 in conjunction with future roadway, Rights-of-Way and the neighboring community center. RS expressed interest in acquiring the APN for future development plans for the area. The APN consists of approximately 0.86 acres and the City is interested in selling to RS if their future development plans are consistent with the needs of the community.

**RECOMMENDATION:**

Staff recommends approval of the Agreement for the Purchase and Sale of Real Property for \$260,000 plus closing costs.

**BACKUP DOCUMENTATION:**

1. Agreement for the Purchase and Sale of Real Property
2. 1/6/05 Letter

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

ROBIN YOAKUM, Real Estate Division, explained that RS Consulting is the owner of the adjoining land and are interested in purchasing the property for expansion. She recommended approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:02 - 3:03)

1-94

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2005**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Approval of an Amendment to the Municipal Court Traffic School Lease Agreement located at 2917 West Washington Avenue renewing the Lease until December 30, 2005, with a six-month renewal option (\$11,509 a month - six month term \$69,054 - Municipal Court Rental of Land) - Ward 5 (Weekly)

**Fiscal Impact:**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>	\$69,054.00
<input checked="" type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>	Public/Works/Real Estate
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>	Municipal Court Rental of Land

**PURPOSE/BACKGROUND:**

The current extension terms expire June 30, 2005. Since the City of Las Vegas is not in default of the Lease, we have requested to renew the Lease for an additional 6-month term and the Lessor, Mr. Jerry Lee is in agreement with the terms. The minimum monthly rental for the renewal period shall increase by three percent (3%).

**RECOMMENDATION:**

Staff recommends approval and recommends authorization for staff to execute any further documents with the property management company to facilitate the intent of the Lease.

**BACKUP DOCUMENTATION:**

1. Amendment to Municipal Court Traffic School Lease Agreement
2. Site Map

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

ROBIN YOAKUM, Real Estate Division, verified that the lease will expire in June 2005. The City has offered to extend the lease another six months until the Regional Justice Center is complete. If the center is not complete within six months, there will be an option for another six-month lease at that time. She recommended approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:03 - 3:04)

1-111

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2005**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Approval of an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for a seventy-foot public drainage Easement and Rights-of-Way to LVVWD to service a portion of APN 138-08-801-007 located off the northwest corner of Cheyenne Avenue and Durango Drive - Ward 4 (Brown)[NOTE: water drainage should be reflected to read water pipeline]

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In order to have a privately maintained seventy-foot drainage Easement in favor of the City of Las Vegas, construction, installation, maintenance and repair of non-exclusive utilities, ingress/egress at this location, the City is required to grant an Easement and Rights-of-Way to LVVWD. Said APN of land contains approximately 20,589 square feet of land located on the east part of the APN.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of-Way

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.**

**NOTE: A change of language has been made to read a seventy-foot water pipeline Easement, instead of a sevety-foot public drainage Easement.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

ROBIN YOAKUM, Real Estate Division, stated the property is currently in escrow and will close at the end of June 2005. This request is to satisfy the water district easement that needs to be in place prior to close of escrow. She declared a change of words in the agreement that should read water pipeline instead of public drainage, and requested approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:04 - 3:05)

1-134

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2005**

---

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD GOECKE**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Wolfson and Councilwoman Tarkanian

Approval of an Easement and Rights-of-Way between the City of Las Vegas (City) and Nevada Power Company (NPC) for an approximate 7,931 square foot Easement and Rights-of-Way to NPC to service a portion of APN 139-30-101-004 located in the vicinity of Vegas Drive and Decatur Boulevard commonly known as Ed Fountain Park - Ward 5 (Weekly)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The City is requested to grant an Easement and Rights-of-Way to NPC for approximately 7,931 square feet of land located at Ed Fountain Park to construct, operate, add to, maintain, remove underground electric system(s) (duct lines, manholes, vaults, wires, cables, transformer installation above/below ground, service boxes/fixtures) and to cancel/supersede former NPC Right of Entry. City retain right to use land for City purpose(s) as long as such use is consistent with standard electrical/telephone practices and will not be liable for improvement cost or damage to improvements placed by NPC.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of-Way

**MOTION:**

**COUNCILWOMAN TARKANIAN recommended Item 6 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WOLFSON concurred.**

**MINUTES:**

COUNCILMAN WOLFSON declared the Public Hearing open.

ROBIN YOAKUM, Real Estate Division, stated that Nevada Power already has an existing easement at Ed Fountain Park. This easement will replace the existing one, bringing everything up to date and complete some much needed improvements. She recommended approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(3:05 - 3:06)

1-161

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2005**

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

**MINUTES:**

There was no discussion.

(3:05)

1- 181

THE MEETING ADJOURNED AT 3:06 P.M.

Respectfully submitted:

---

YDOLEENA YTURRALDE, DEPUTY CITY CLERK

May 18, 2005